

RECEIPT

Department of Ecology (4610)
PO Box 47611
Olympia, WA 98504-7611
(360) 407-7095

Receipt Number
Manual Receipt

14CJ008198

Document Number **461S0646 CJ** Date **12/03/2013** FM **06**
Remitter Name **AMERITITLE** Receipt Name
Check/Draw Number **42776**
Document Amount **57.02**
Method of Payment **Check**
Comment Description **SUNCADIA**

64-35623

REF DOC NR	REF DOC SFX	INV NR	ID NR	SUB ID NR	T C R	FUND	MAJ GRP	MAG SRC	SUB SRC	CNTY	WORK CLS	PIC	AI	ORG	PRJ	SUB PRJ	PRJ PHS	SUB OBJ	SUB SUB OBJ	VAR GL	SUB SID DR	SUB SID CR	ALLOC AMT
					001	05W	04	99	SUNCAD														57.02



Anderson, Sandra K. (ECY)

From: Threlkeld, Denise (ECY)
Sent: Tuesday, December 10, 2013 11:02 AM
To: Anderson, Sandra K. (ECY)
Subject: RE: Receipt for a water right

Sorry about that...

G4-35623

From: Anderson, Sandra K. (ECY)
Sent: Tuesday, December 10, 2013 9:41 AM
To: Threlkeld, Denise (ECY)
Subject: Receipt for a water right

Hi Denise,
Could you let me know what water right number this payment was for? Thanks a bunch.

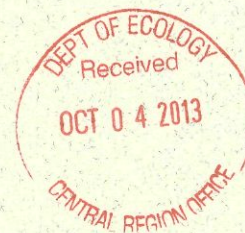
Sandy Anderson
Water Resources Program - CRO Yakima
(509)454-4172
sand461@ecy.wa.gov

Mentor Law Group[®]

PLLC

315 Fifth Avenue South, Suite 1000
Seattle, Washington 98104

TEL 206.838.7650 FAX 206.838.7655



Jessica Kuchan
kuchan@mentorlaw.com

October 2, 2013

Stuart Luttrell
Water Resources
Washington Department of Ecology
15 West Yakima Ave., Ste 200
Yakima, WA 98902-3452

RE: G4-35623 (Johnson)

Dear Stuart:

On August 30, 2013, the Department of Ecology issued a water budget neutral determination for the above-referenced application.

This letter is being submitted to be included in the above-referenced file to demonstrate that there were pre-existing uses for the well. As you will see from the attached, Mr. Johnson purchased the property in 1999 and constructed a shop, used a RV on the property and has had horses on the property. The mitigation water was purchased to off-set the consumptive impacts of a to-be-constructed residence. Therefore the use of the well will reflect the pre-2009 uses for the shop, RV and stock and the mitigated uses for the to-be-constructed residence.

Please feel free to contact me if you have any additional questions or concerns.

Sincerely,

MENTOR LAW GROUP, PLLC

JESSICA KUCHAN

Enclosures

CC: Greg Johnson

I, Greg Johnson, hereby declare and state as follows:

1. I am over the age of 18, am competent to testify to the matters set forth below and I have personal knowledge of those matters.

2. I am providing this declaration to describe my knowledge of the use of stockwater on my property, Parcel No. 12460 within Section 7, Township 19N, Range 16 E.W.M., Kittitas County, Washington.

3. I purchased the property in 1999.

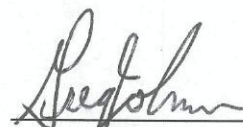
4. In 2000, I received a building permit to construct a shop. By 2006, I had constructed the shop and paddocks and shelters for our horses. Water from the well was used for the RV on-site, the shop and the horses.

5. Attached to this declaration are three aerial photographs of the property that show the construction occurring in 2005-2006. Additionally are two photographs of horses on the property.

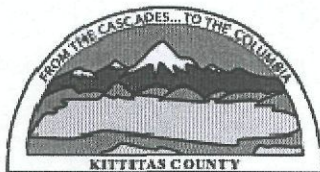
6. All of these uses pre-dated the July 2009 Upper Kittitas Groundwater Rule enactment.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED September 30, 2013, at Maple Valley, Washington.



Greg Johnson
19909 SE 243rd PL
Maple Valley, WA 98038



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 12460
Map Number: 19-16-07053-0002
Situs: 00120 \PALOUSE RD CLE ELUM
Legal: ACRES 10.56, CASASSA CREST NO. 5 SHORT
PLAT 96-44; LOT 5-B SEC. 7; TWP. 19; RGE. 16

Ownership Information

Current Owner: JOHNSON, GREG R ETUX
Address: 19909 SE 243RD PL
City, State: MAPLE VALLEY WA
Zipcode: 98038

Assessment Data

Tax District: 43
Land Use/DOR 11
Code:
Open Space:
Open Space
Date:
Senior
Exemption:
Deeded Acres: 10.56
Last Revaluation {Reval}
for Tax Year:

Market Value

Land: 218,720
Imp: 43,100
Perm Crop: 0
Total: 261,820

Taxable Value

Land: 218,720
Imp: 43,100
Perm Crop: 0
Total: 261,820

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
06-01-1999	8179	1	HENLEY GROUP, LTD. THE	JOHNSON, GREG R ETUX	79,000
03-01-1998	5392	20	BEACONSFIELD ASSOCIATES II	HENLEY GROUP, LTD. THE	775,000

Building Permits

Permit No.	Date	Description	Amount
2000-09061	09/20/2000	RESOB SHOP 1680 SF	25,740

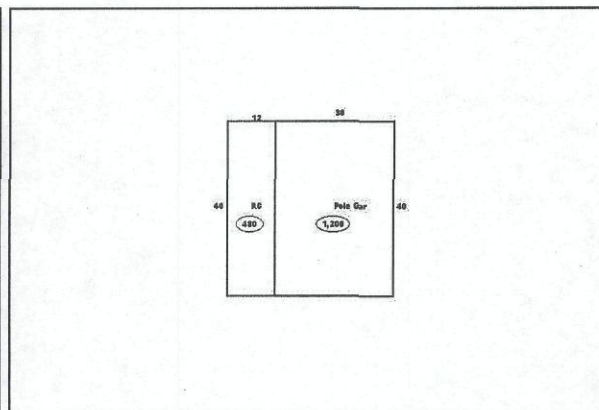
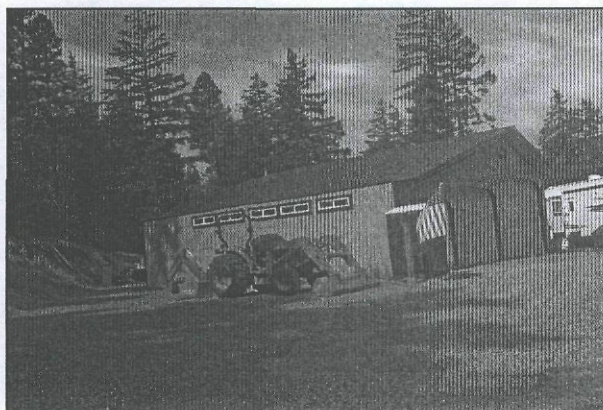
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	JOHNSON, GREG R ETUX	218,720	43,100	0	261,820	0	261,820	View Taxes
2012	JOHNSON, GREG R ETUX	218,720	43,100	0	261,820	0	261,820	View Taxes
2011	JOHNSON, GREG R ETUX	218,720	43,100	0	261,820	0	261,820	View Taxes
2010	JOHNSON, GREG R ETUX	218,720	43,100	0	261,820	0	261,820	View Taxes

2009	JOHNSON, GREG R ETUX	132,230	35,650	0	167,880	0	167,880	View Taxes
2008	JOHNSON, GREG R ETUX	132,230	35,650	0	167,880	0	167,880	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~
2	CHANGE WD DISTRICT FROM 8 TO 9; 06 FOR 07~
3	(2)RM-9/4/97-NEW SHORT PLAT CREATED FROM 19-16-0740-0004 (1)RM-6/5/97-CHG LEVY FROM 031 TO 043 PER FIRE MAP FOR 98 TAX YR
4	3)DJC, SR 11/5/04, 2)DJC, SR 5/8/01 & 11/27/00, 1)SITE REVIEW 10/20/97



Filedate: 9/23/2013 5:03:00 PM



Johnson (2005)



Johnson (2006)







WATER BUDGET NEUTRALITY (WBN)
REVIEW ROUTER

☒ WBN DETERMINATION Letter

☐ WBN REJECT & RETURN Letter

☐ AMENDED: _____

☐ Other: _____

☐ WBN REPORT OF EXAMINATION

☐ WBN DENIAL Letter

☒ EXCHANGE CONTRACT Assignment

5728408

File No.: 64-35623

Author/Date: K Walker

SharePoint: >Water Right Documents> _____

Dates drafted/edited (Admin): _____

GWIS mapping review (review changes BEFORE final)

GWIS initials/date: WK 8/29/13

GWIS remarks & edits (if more room is needed use back of page):

Sage Park

Operations Sup. (Initial/Date indicate DRAFT ROE is ready to post)

Stuart Luttrell

Technical Sup. (Initial/Date indicate DRAFT ROE is ready to post)

Mark Kemner Section Mgr

(Initial/Date) Indicates DRAFT ROE is ready to post

Email pdf to Chris Anderson, HQ to Post to Net: _____

(posted for 2 weeks)

Sage Park

Operations Sup. (Initial/Date FINAL ROE is ready for Posting/Mailing)

Stuart Luttrell

Technical Sup. (Initial/Date FINAL ROE is ready for Posting/Mailing)

Mark Kemner Section Mgr

(Initial/Date) FINAL ROE is ready for Posting/Mailing

Email pdf to Chris Anderson, HQ to Post to Net: CRD-Admin 8/29/13

(posted for 60 days)

Date Doc mailed: 8/29/13

(Admin initial/date when doc is finalized & mailed)

☐ Exchange Contract reviewed by: _____

(Section Manager Initial/Date); Admin: Send to USBR

WRIA: 37 ☐

38 ☐

39 ☒

COUNTY: Benton ☐

Yakima ☐

Kittitas ☐

Remarks, Special Instructions, Related Files:

Please use Back of Page.

CC's (Check application signatures):

If Certified
check box

☐

☐

☐

☐

☒ Trust Water Right Debited: JK 8-26-13

Permit Writer (Initial and Date)

☒ USBR-Ecology Contract Debited JK 8-26-13

Permit Writer (Initial and Date)

cc's & protestants (more room on back of page)

☒ Yakama Nation

☐ Suncadia, LLC

☒ Joe Mentor, Jr. (email: mentor@mentorlaw.com)

☒ Jessica Kuchan (email: kuchan@mentorlaw.com)

☐ SwiftWater (email: gleasonproperties@comcast.com)

☐ Roth-Clennon (email: teroth@earthlink.net)

☐ Masterson (email: kmasterson@inlandwireless.com)

☒ James Rivard, Kittitas Co. Health Dept. (1-9 Connections)

(email: environmentalhealth@co.kittitas.wa.us)

☐ WA State DOH, Heather Cannon (more than 9 Connections)

(email: heather.cannon@doh.wa.gov)

Other: _____

Attachments:

☒ Your Right to Be Heard

☐ PTO appeal? No Your Right to Be Heard

☒ Water Measurement Requirements & Form 1

☐ Focus on Water Right Relinquishment (98-1812-WR)

☒ Advisory Letter (White)

☐ METHANE Advisory Letter (Blue)

☐ Other: _____

Comments/Notes may be made on back of page.

7009 2250 0004 4950 3008

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Johnson
 Street, Apt. No.,
 or PO Box No. 604-35623
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mail.

GREG & HELEN JOHNSON
 19909 SE 243 PLACE
 MAPLE VALLEY WA 98038
 WA/ba G4-35623

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature GREG JOHNSON ☐ Agent ☒ Addressee

C. Date of Delivery 9-5-13

J. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7009 2250 0004 4950 3008

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Water Bank: Suncadia

SESE
TRS: TI9N/216E-07

Applicant name: Johnson WBN WRTS No. 64-35623

Checklist for Reviewing Requests for Determination of Water Budget Neutrality (RDWBN)

- I. Does the rule apply?
- ☐ Is the well within the mapped Upper Kittitas area? ☒ yes ☐ no
- ☐ Is proposed use either domestic, group domestic, lawn or noncommercial garden, municipal, stock watering, or industrial? (Circle all that apply)
- II. Does the total proposed water use and purpose(s) fall under the limits of the groundwater permit exemption?
- ☐ Is this a group or non group use? (Circle one) Group B Water System
- ☐ If group use, number of parcels 1 of 4 (total # parcels in group) WSID AC 808
- ☐ Does the owner have interest in any proximate parcel? ☐ yes ☒ no
- ☐ Does the owner have significant, voluntary joint activity and cooperation with the owner of a proximate parcel? ☐ yes ☒ no
- ☐ Exempt? ☒ yes ☐ no
- ☐ Require Permit? (Check parcel map, County website, Well logs, SEPA documents, etc, as appropriate)
☐ yes ☒ no
- III. Is the necessary information provided in RDWBN per WAC 173-539A-050(2)
- ☐ Mitigation trust water rights identified? ☒ yes ☐ no, TWR No. CS4-05259 CTCL@2567
- ☐ Site map provided? ☒ yes ☐ no
- ☐ Area to be irrigated provided: 0.011 acres
- ☐ Soil Report provided (if needed) ☐ yes ☐ no ☒ n/a
- ☐ Provided signed covenant restricting trees/shrubs over drain field OR Sewer Utility agreement? (Circle one)
For parcel number: 12460
- ☐ Is the Request signed? ☒ yes ☐ no
- ☐ GW mitigation agreement provided: ☒ yes ☐ no
- ☐ Other necessary information missing: _____
- Group Use Reviewer: [Signature] Date 6-26-13
- IV. Executed agreement to designate a portion of a TWR provided and signed?
- V. Is the TWR proposed for mitigation suitable for the applicant's proposal?
- ☐ Proposal complies with applicable TWR agreement ☒ yes ☐ no
- ☐ What is the suitability area for the subject Trust Water Right: green, red, or yellow? yellow
- ☐ Is a USBR contract assignment required? ☒ yes ☐ no
- ☐ If yellow and a contract assignment is required, complete the ESA Consultation protocol and take to WTWG. Determine suitability based on HG analysis (check for related HG analysis and contact appropriate HG). If appropriate, fill out "Yellow Area Acquisition, Exchange and Storage Process" letter to send to USBR.
- ☐ If green and a contract assignment is required, fill out "Green Area Acquisition, Exchange and Storage Process" letter to send to USBR. WTWG already discussed green area Suncadia mitigation projects on March 8, 2010, so if this uses Lamb and Anderson mitigation, does not need to go to WTWG again.
- ☐ If other TWR provided by the applicant, is there any potential impact to surface water system upstream of the original TWR POD? If so, USBR contract assignment is required and needs to go to WTWG.
- VI. Is the consumptive use as a result of the total proposed use equal to or less than the quantity of mitigation water offered per WAC 173-539A-060(2)(a)? ☒ yes ☐ no (Use the calculator and CU values from WAC 173-539A unless additional specific information is provided by the applicant)
- VII. Has the RDWBN been provided to the Fish Group? ☐ yes ☐ no ☒ n/a Date ready for fish group: _____
- ☐ Create/include a pdf version of 1) the request, 2) a map, 3) draft WBN determination, and 4) draft HGmemo. And place these 4 pdfs in a new folder located in Sharepoint> WBN Templates and Tools>Fish group pdf's
- Fish group response: _____
- VIII. Has the RDWBN been taken to WTWG? ☒ yes ☐ no If yes, date: 7-8-13 [date ready for WTWG: _____]
- WTWG#: 201344; WTWG Response: See minutes
- IX. ☐ Debit TWR (Accounting for *_* mitigation.xlsx) and USBR-Ecology Contract Accounting spreadsheet

Reviewed by [Signature]

Recommendation: Approve ☒ Deny ☐ or Reject ☐

Date 8-26-13